



TOWN OF ROCKY HILL MEETING MINUTES/MOTIONS

In order to comply with Connecticut General Statutes regarding minutes of meetings, the following will be used to record information during all public meetings that take place. An original must be submitted to the Town Clerk of Rocky Hill within 48 hours of the meeting being adjourned. Motions should be complete, showing the maker and second of the motion as well as how each member voted. Unanimous votes may be listed as unanimous.

NAME OF PUBLIC BOARD OR COMMISSION	Planning and Zoning Commission
DATE MEETING AGENDA POSTED	August 14, 2014
LOCATION	Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut
DATE OF MEETING	August 20, 2014
TIME MEETING STARTED	6:35 p.m.
PERSON PREPARING MEETING MINUTES	Eileen A. Knapp, Recording Secretary
VERBATIM NOTES TAKEN	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUDIO, VIDEO OR LIVE TRANSMISSION OF MEETING	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

MEMBERS PRESENT AT MEETING

1. Kevin Clements, Acting Chairman	2. Victor Zarrilli, Secretary
3. Carmen D'Agostino, Commissioner	4. Giuseppe Aglieco, Commissioner
5. Michael Casasanta, Alternate	6. William O'Sullivan, Alternate
7. Kimberley A. Ricci, Dir. Planning & Building/Asst. ZEO	8.
9.	10.

NUMBER REQUIRED FOR QUORUM 3 QUORUM PRESENT ☒ Yes ☐ No

***Commissioner Sullivan is sitting in for Chairman Desai who was not present.**

TEXT MOTIONS AND RESULTS VOTES

1st MOTION ☐ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to recess the public hearing for the Proposed settlement of **Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission**, zoning appeals with Elam Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising its plans originally submitted in August 2013 and denied November 6,

2013 submitted as part of its applications for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157. The public hearing is recessed until September 17, 2014. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

2nd MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner D'Agostino for a 5-minute recess. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

3rd MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to come out of recess. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

4th MOTION ☐ Passed ☒ Failed ☐ Tabled

A MOTION was made by Commissioner O'Sullivan to close the public hearing for Special Permit application for **Stepney Place, LLC**, proposing to convert 27,365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412. Seconded by Commissioner D'Agostino. All were opposed, MOTION FAILED UNANIMOUSLY

5th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to recess the public hearing for Special Permit application for **Stepney Place, LLC**, proposing to convert 27,365 square feet of office space to 36 residential apartments, under Section 4.1.2 Special Permit Section O, and Site Plan Use exceeding 10,000 square feet, for property located at 1800 Silas Deane Highway, also known as Stepney Place, in a C-Commercial Zoning District, ID#04-412 until September 17, 2014 in order to get an updated site plan. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

6th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made for a 5-minute recess. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

7th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to come out of recess. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

8th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to recess the Special Permit/Site Plan Application, **Jenna Cavaliere**, proposing to expand a seasonal restaurant use for annual use with the addition of eight tables near the Connecticut River, placement of two dumpsters and waste oil container, and the allowance for live entertainment, for property located at 277 Meadow Road, in a WF- Waterfront and Floodplain Zoning Districts, ID# 10-321. Public hearing recessed until September 17, 2014. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

9th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner D'Agostino for a 5-minute recess. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

10th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to come out of recess. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

11th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adopt the Agenda. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

12th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to approve the Consent Agenda. Seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMLOUSLY. The following items were approved on the Consent Agenda:

A. Minutes and Working Notes from July 16, 2014

B. Minutes and Working Notes from July 22, 2014

13th MOTION ☒ Passed ☐ Failed ☐ Tabled

A MOTION was made by Commissioner Zarrilli to adjourn the meeting. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

SEE THE MAIN MINUTES WEB PAGE TO ACCESS ADDITIONAL MEETING INFORMATION (i.e., WORKING NOTES, ACTIONS).

TIME MEETING ADJOURNED: 10:05 p.m.. TIME DELIVERED TO TOWN CLERK: